

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:

March 12, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: February 26, 2009

Project Name: WALZ SHORT PLAT

Case Number: PLD2009-00006; SEP2009-00009

Location: 24721 NE 50th Avenue

Request: The applicant is requesting to short plat 12.36 acres into two single-family residential lots located in the R-5 zone district.

Applicant: Moss & Associates, Inc.
Byron Woltersdorf, P.E.
717 NE 61st Street, Suite 202
Vancouver, WA 98665
(360)260-9400 ext. 24; (360)260-3509 fax
byron@mossandassociates.net

Contact Person: Same as applicant

Property Owner: Cyril & Ruth Walz
24721 NE 50th Avenue
Ridgefield, WA 98642

Zoning: R-5

Comp Plan Designation: R-5

Parcel Number(s): 227611-000

Township: 4 North **Range:** 2 East **SW ¼ of Section 30**

Applicable Code Sections: Clark County Code: Title 14 (Buildings and Structures), 15.12 (Fire Code); 40.4 (Critical Areas), 40.350 (Transportation & Circulation); 40.210 (Rural and Resource Residential Zoning Districts), 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.5 (Procedures); 40.550 (Modifications and Variances), 40.510.020 (Type II Process); 40.530 (Nonconforming Uses and Structures), 40.540.030 (Short Plats); 40.570 (SEPA), Section 40.350.020 (Transportation Concurrency), 40.610 & 40.620 (Impact Fees); Title 24 (Public Health), RCW 58.17 (State Platting Laws) and the Clark County Comprehensive Plan.

Neighborhood Contact:
Daybreak Neighborhood Association
Sam & Julia Richard, Co-Presidents
25604 NE Manley Road
Battle Ground, WA 98604
666-8604
Liaison: Phil Burgess 254-2034

Staff Contact Person:
Planner Name: Terri Brooks (360) 397-2375, ext. 4885
E-mail: terri.brooks@clark.wa.gov
Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180.

Please email SEPA comments to: susan.rice@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 1/28/09

Fully Complete Date: 2/18/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 11 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: Walz Short Plat
2. Name of applicant: *Moss & Associates, Inc.*
3. Address and phone number of applicant and contact person:
717 NE 61st St. Suite 202
Vancouver, WA 98665
Tel: (360) 260-9400 Ext. 36
Fax: (360) 260-3509
Contact person: *Byron Woltersdorf, P.E.*
4. Date checklist prepared: December 19, 2008
5. Agency requesting checklist: *Clark County*
6. Proposed timing or schedule (including phasing, if applicable): *Development will begin as soon as possible.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *Archaeological predetermination,*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by our proposal? If yes explain. *No*
10. List any government approvals or permits that will be needed for your proposal, if known. *Clark County approval of this proposed short plat.*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. *The proposed project is the division of a 12.25 Acre site into two lots. The existing lot has two homes on it and to make them legal lots a short plat is required.*
12. Location of the proposal: *Project is located on the east side of NE 50th Avenue, North of the intersection of NE 246th Street, Ridgefield, WA. It is in the SW quarter of Section 30, T4N R2E W.M. Parcel No.227611-000.*

B. Environmental Elements

1. Earth

- a. **General description of the site:** flat, rolling, hilly, steep slopes, mountainous, other. *The site is generally flat terrain, with the easterly portions being designated as being subject to severe erosion by County GIS. Slopes are from the west to the east with a ravine and stream running south to north.*
- b. **What is the steepest slope on the site (approximate percent slope)?** *Approximately 29% of the site is categorized as being 15 -25% slopes. These occur predominantly in the eastern 1/3rd of the site. All steep slopes are contained in the ravine. There is not any proposed development or ground disturbing activities in this area.*
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.** *Washougal Gravelly Loam (WgB) is present on approximately 70% of the site. Washougal Stony Loam (WhF) is present on 13% of the site and Cove Silty Clay loam (CvA) is found on 17% of the site. 83% of the site is Non-Hydric soils*
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** *No there are not any indications of unstable soils due to structural weakness. There is evidence of erosion due to the stream.*
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** *Only that to provide adequate turnouts for fire apparatus as required by CCC.*
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** *The driveway exists. Yes minor amounts could occur. Some erosion associated with turnout construction, new home site clearing and grading and excavation for utility installation could occur.*
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt to buildings).** *Less than 1% of additional impervious area will occur after the project is complete, bringing the total site coverage to approximately 5.5%.*
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** *Silt fence and other erosion control measures and BMP's will be used as required by the Clark County to reduce and control erosion.*

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** *The proposed project will create emissions typical of the construction of a private home and widening of the driveway for a turnout. Ultimately, one additional single family home and some additional driveway may be constructed.*
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** *No*
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any.** *None*

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *There is an onsite stream that bisects the parcel of land in the eastern 1/3 of the property. Habitat buffers are shown on the preliminary plat. As allowed by code building envelopes are also shown on the preliminary plat that encompass the home built in 1994.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans. *No development will occur within 200 feet of the stream.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *The project proposes no filling or dredging in sensitive areas.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan. *No*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *Yes, ground water will be the source for domestic water service and irrigation. No estimates of quantity has been made but the amount should not exceed the consumption of typical rural single family residential uses.*
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals. Agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *The existing homes are on septic systems. Any new homes will ultimately use domestic sewage systems. There is no reason to expect any unusual or non-household chemicals will be disposed of via the septic system. The proposed lots could be used to care for animals and/or livestock, but there is no estimate of how prevalent this may be.*

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? *Will this water flow into other waters? If so, describe. New Stormwater runoff produced from*

the proposed turnout will be conveyed to the ditch along the south side of the driveway and to historic point of discharge.

2) Could waste materials enter ground or surface waters? If so, generally describe. *No*

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: *An engineered erosion control plan and water quality treatment plan will be submitted to the County for review and approval prior to construction*

4. Plants:

a. Underline types of vegetation found on the site:

1) deciduous tree: alder, maple, aspen, other:

2) evergreen tree: fir, cedar, pine, other:

3) shrubs: *red elderberry*, blackberry, *beaked hazelnut*, *snowberry*, *nootka rose*, vine maple

4) grass: field grasses, *colonial bentgrass*

5) crop or grain: *none*

6) wet soil plants: *colonial bentgrass*, *birdsfoot trefoil*, *soft rush*, *reed canarygrass*, *slough sedge*, *velvetgrass*, *tall fescue*, *none noted onsite*.

7) water plants: *watson will herb*, *waterpepper*, *reed canarygrass*

b. What kind and amount of vegetation will be removed or altered? *Vegetation will be removed as necessary to construct a turnout which is approximately 400 sqft, and ultimately homes and install utilities as needed according to the proposed plan. The majority of vegetation removed will be field grasses, shrubs and some deciduous trees.*

c. List threatened or endangered species known to be on or near the site. *None known*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. *Landscaping may occur as residents of future homes choose to plant trees, shrubs and ground cover materials.*

5. Animals

a. Underline any birds and animals, which have been observed on or near the site or are known to be on or near the site:

1) birds: hawk, *heron*, *eagle*, songbirds, ducks, *geese*, other:

2) other mammals: deer, *bear*, *elk*, *beaver*, rabbit, *skunk*, *raccoon*, other:

- b. List any threatened or endangered species known to be on or near the site. *None known.*
- c. Is the site part of a migration route? If so, explain. *Yes. As is much of the western states land area between Canada and Mexico, the site is part of the Pacific Flyway.*
- d. Proposed measures to preserve or enhance wildlife, if any: *Vegetation in the wooded areas will largely remain untouched, thereby preserving wildlife habitat. Along with establishing building envelopes.*

6. Energy and Natural Resources.

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *The new homes on the site will be served primarily by electricity to provide for their energy needs.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Any number of water saving devices and residence may use florescent light bulbs.*

7. Environmental Health.

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *None*
 - 1) Describe special emergency services that might be required. *Emergency medical and fire services associated with a residential neighborhood will be required.*
 - 2) Proposed measures to reduce or control environmental health hazards, if any. *None at this time.*
- b. Noise.
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *None.*
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *On a short-term basis, noise levels typical of home construction. On a long-term basis, noise levels typical of a very low density residential neighborhood.*
 - 3) Proposed measures to reduce or control noise impacts. *Construction activities will only be performed during County approved construction hours. The County's noise regulations would serve to control undesirable noise.*

8. Land and Shoreline Use.

- a. **What is the current use of the site and adjacent properties?** *Rural residential is the current use of the property and timber. The surrounding land uses are rural residential as well.*
- b. **Has the site been used for agriculture? If so, describe.** *Yes. The growing and select harvesting of timber.*
- c. **Describe any structures on the site.** *Two single family homes ,many out buildings and lean-tos.*
- d. **Will any structures be demolished? If so, what?** *Yes. At the time of the death of the brother due to aids. The single family home built (hardship) for his other brother will be retained.*
- e. **What is the current zoning classification of the site?** *R-5 Rural Districts.*
- f. **What is the current comprehensive plan designation of the site?** *R-5*
- g. **If applicable, what is the current shoreline master program designation of the site?** *N/A*
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.** *Yes. Approximately 2.01 acres of the site is classified as riparian habitat around the stream.*
- i. **Approximately how many people would reside or work in the completed project?** *3 families will reside in the completed project once the new home(hardship) is completed.*
- j. **Approximately how many people would the completed project displace?** *None*
- k. **Proposed measures to avoid or reduce displacement impacts, if any:** *None*
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** *The site is zoned R-5 and the proposed plan is consistent with this zoning and the R-5 designation of the comprehensive plan.*

9. Housing

- a. **Approximately how many units are provided, if any. Indicate whether high, middle, or low-income housing.** *Two housing units currently exist and would be categorized as middle-income and high income units.*
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *None.*
- c. **Proposed measures to reduce or control housing impacts, if any:** *None*

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *The tallest height of any structure will be 35 feet or less. Principal exterior building materials will be wood, vinyl siding or other typical residential siding materials.*

- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *The site is surrounded with native vegetation and the buildable areas are for the most part defined as the areas, outside of the critical areas on site.*

11. Lighting and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Light and glare is not likely to be caused by the proposed.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No lighting or glare will interfere with any views.*
- c. What existing off-site sources of light or glare may effect your proposal? *None*
- d. Proposed measures to reduce or control light and glare impacts, if any: *None seen necessary*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *No public parks are in the immediate vicinity. This rural Clark County area is very close to Day Break Park.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *This project will create opportunities with its 6 acre lots for families to have recreational opportunities on their own properties.*

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *None known.*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *None known.*
- c. Proposed measures to reduce or control impacts, if any: *Should any artifacts be found during construction phases, work will be stopped and notice given to the Office of Archaeology and Historic Preservation in Olympia and the Clark County Department of Community Development.*

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *NE 50th Avenue provides the public access to the project site. A private driveway with a turnaround at its terminus provides access to the remainder of the site's*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *No. C-Tran does not serve this area.*
- c. How many parking spaces would the completed project have? How many would the project eliminate? *The homes that are ultimately constructed will have to have at least 2 parking spaces per unit. No parking spaces will be eliminated.*
- d. Will the proposal require any new road or streets, or improvements to existing roads or streets, including driveways? If so, generally describe (indicate whether public or private). *Yes. The current driveway will be widened to create a turnout as required by CCFC.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No*
- f. How many vehicular trips per day would be created by the completed project? If known, indicate when peak columns would occur. *The proposed 2 single family lots will ultimately generate 20 total trips per day, minus those generated by the existing residence. The evening peak hour will be approximately 2 trips or 0 new trips.*
- g. Proposed measures to reduce or control transportation impacts, if any: *None warranted*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. *No*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *continued tax revenues from the project will offset public service costs.*

16. Utilities

- a. Utilities currently available at the site: *Well water, electric power, telephone, septic sewer*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. *Water and sewer services will be provided with on-site facilities, if shared wells and individual septic systems. Stormwater services will be provided by facilities constructed by the project which will manage stormwater volumes and water quality.*

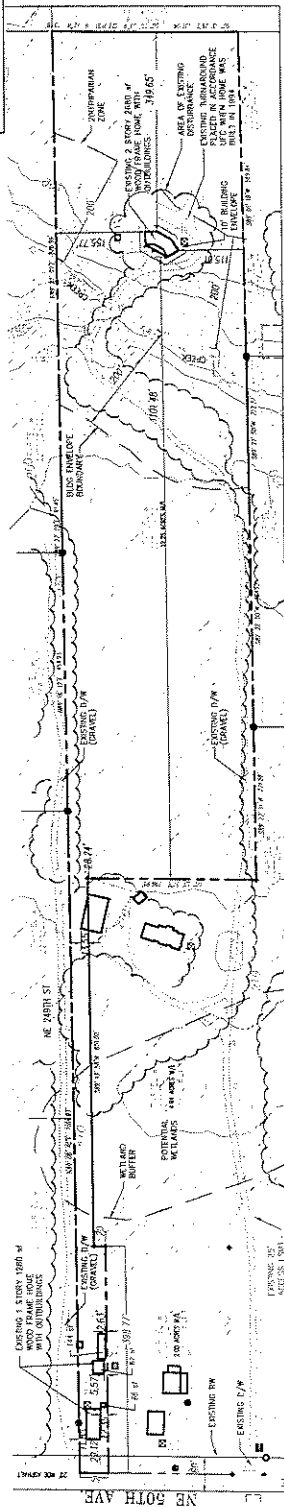
C. Signature.

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

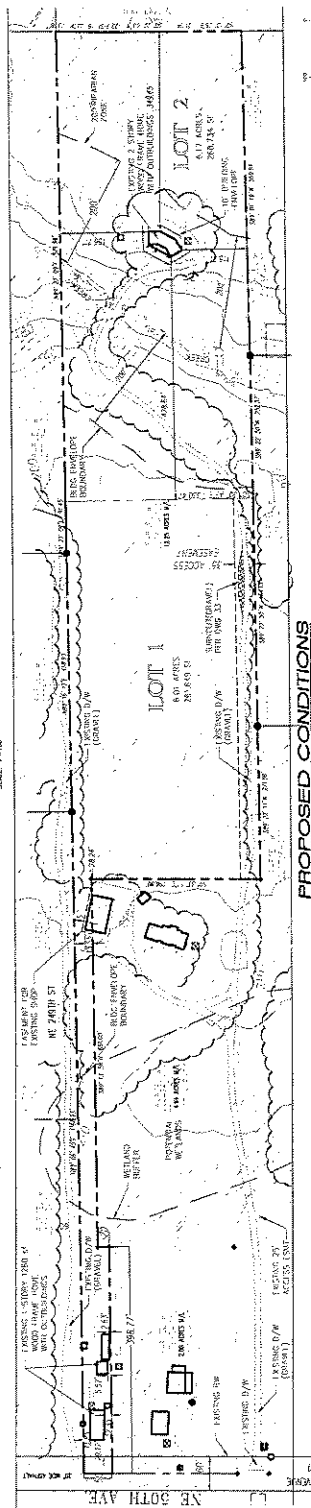
Signature: Ruth P. Walby

Date submitted: 1-27-09

TAX LOT PARCEL #227611-000
SW 1/4, SECTION 30, T4N, R2E, W.M.,
IN CLARK COUNTY, WASHINGTON.



EXISTING CONDITIONS



PROPOSED CONDITIONS

[illegible]

LEGEND

THEY LEFT
 SHAPING HABITS CONQUERED AIR & BOUNDARY
 10' HAZAR CONTOUR
 2' HAZAR CONTOUR
 RESUME 1453-007
 [RECEIVED 5/15/64]

PROJECT INFORMATION:

[illegible]

APPLICANT:

WISS & ASSOCIATES
717 MC NEE STREET
SUITE 202
VANCOUVER, WA 98660

CONTACT PERSON
BRYAN WELFORD
(360) 760-9400 x24
(360) 760-1808 FAX

OWNER:

CYRIL & BILLY WALKER
2412 N. 50TH AVE. W.
REDFIELD, WA 98642

CRITICAL AREAS:

[illegible]

*INFORMATION SHOWN IS APPROXIMATE IN LOCATION AND IS BASED ON DATA AVAILABLE THROUGH CLARK COUNTY GIS DATABASE. BOUNDARY AND LOCATION OF STRUCTURES AND DRIVEWAYS ARE BASED ON SURVEY PROVIDED BY DEAN SURVEYING, INC.

Owners of property
that were sent notice

NW 1/4 of Section 30 T4R2E WM

- Major Roads
- Slate
- Slate On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Feb 25, 2009
Map produced by:

Information shown on this map was collected
from several sources. Neither Clark County or
the agency producing this document accept
responsibility for any inaccuracies that may
be present.



(Scale 1:5406.99) 200 0 200 400 600 800 Feet



